

TRACT 35
IN OR 465 PG 800
R224386 & R224387

STEVENSON PATRICIA H
54382 LAWHON RD
CALLAHAN, FL 32011-4636

2024

37-1N-25-299F-0035-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floor	14	CARPET 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Quality		03	Quality Level 03	
DOR CODE	0200	MOBILE HOME		
MAP NUM			MKT AREA	08
NEIGHBORHOOD/LOC		8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	33,022
DCK	160	15	24	590
UOP	50	25	12	295
USP	312	50	156	3,833
TOTALS	1,866		1,536	37,739

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,536	117.0000	81.90	125,798	1984	1984	0	0	0	70.00	30.00
1 M/H 93- - 100% - 0 Heated Area: 1344 HX Base Yr												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					37,739				
TOTAL MARKET OB/XF VALUE					634				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					83,373				
SOH/AGL Deduction					43,194				
ASSESSED VALUE					40,179				
TOTAL EXEMPTION VALUE					HX HB 25,000				
BASE TAXABLE VALUE					15,179				
TOTAL JUST VALUE					83,373				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					80,678				